



## Board of Adjustment Case Report

City of Raleigh  
Planning & Development Department  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 996-2475  
www.raleighnc.gov

**Case File:** A-38-15

**Property Address:** 115 W. Park Drive

**Property Owner:** Spencer and Kim Meymandi

**Project Contact:** Spencer and Kim Meymandi

**Nature of Case:** A request for a 12' primary street setback variance and a 1' side yard setback variance, and a 2.9' aggregate side yard setback variance from the regulations set forth in Section 2.2.1 and Section 5.4.3.F.2 of the Unified Development Ordinance to legalize the existing structure and allow for the construction of an addition to the rear and side of a Detached House in excess of 25% of the total gross floor area of the existing structure resulting in a 32.4' primary street setback, a 4.9' northern side yard, and a 17.1' aggregate side yard setback for the detached house on a .19 acre property zoned Residential-6 and Neighborhood Conservation Overlay District and located at 115 W. Park Drive.



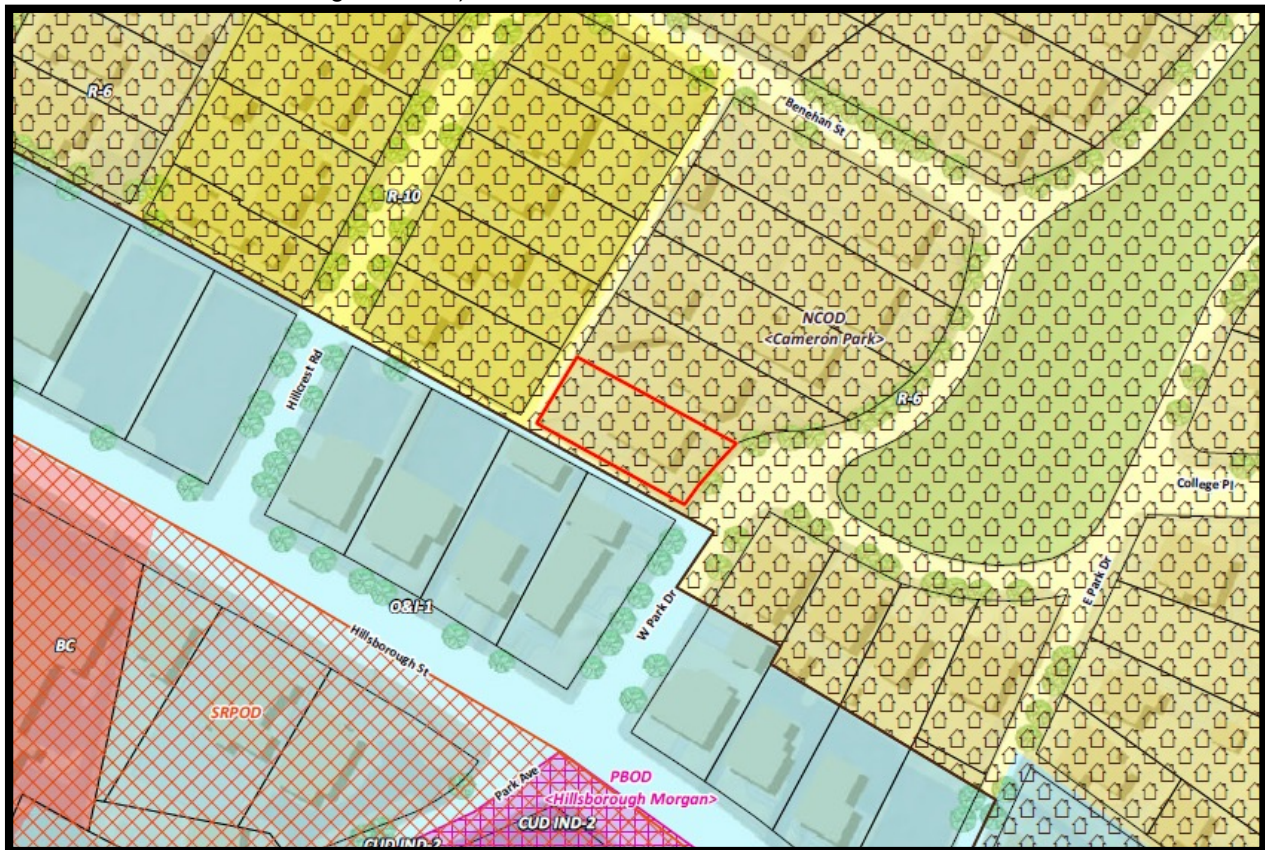
**115 W. Park Drive – Location Map**

To BOA: 6-8-15

Staff Coordinator: Eric S. Hodge, AICP

## ZONING

DISTRICTS: Residential-6 and Neighborhood Conservation Overlay District (Cameron Park Neighborhood)



## 115 W. Park Drive – Zoning Map

**VARIANCE STANDARDS:** In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from

personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

**Zoning District Setback Standards:** The subject property is zoned Residential-6 and Neighborhood Conservation Overlay District (Cameron Park Neighborhood)

**Neighborhood Conservation Overlay District (Cameron Park):**

a. Core Area

i. Maximum lot size: 21,779 square feet.

ii. Front yard setback:

Within 10% of the average front yard setback of houses on the same block face. No portion of any garage or carport shall protrude beyond the primary facade of the principal structure. Covered porches shall be considered part of the primary facade. For corner lots with driveway access from the secondary side, attached garage entrances must be set back at least 10 feet from the secondary side building elevation. A secondary side elevation is the alternative side of a corner lot house that faces a roadway, but does not include a primary entrance to the house.

iii. Side yard setback:

Within 5 feet of the average side yard setback and corner side yard setback of other properties on the block face, but no less than 5 feet.

iv. Setback for accessory structures:

Side and rear yard setbacks for accessory structures, including those greater than 150 square feet shall be a minimum of 3 feet.

v. Maximum building height:

30 feet with the exception of those lots fronting on Park Drive between Oberlin Road and Forest Road ( except the lots fronting the south side of Park Drive, between Oberlin Road and Groveland Avenue), all lots fronting on West Johnson Street and on the south side of Peace Street, and the 3 lots fronting the south side and the 4 lots fronting the north side of Park Drive immediately west of St. Mary's Street (Wake County Registry: DB 08350, PG 1823; DB 02660, PGO-E-; DB 11659, PG 1800; DB 02425, PG 0670; DB 12811, PG 0908; DB 07129, PG 0713; DB 09060, PG 1175), which shall be limited to a maximum building height of 26 feet.

## vi. Building placement and building entrance:

The orientation of the building and entry level of the main entrance to the building shall be located in a manner that is the same as the majority of the buildings on the block face.

## vii. Vehicular surface areas:

New driveways onto public streets shall not be allowed for lots adjacent to alleys. Within that portion of the front yard area (as measured perpendicular to the right-of-way), between the principal building and the public street, new vehicular surface area shall not be permitted except where there are no adjacent alleys and when driveways are constructed alongside the house in the shortest practical distance from the right-of-way to the rear of the building. Parking areas and any other vehicular surface area installed prior to the August 3, 2010 shall not be deemed a zoning nonconformity. No vehicular entrance to a garage attached to the principal structure shall face the front yard. Maximum driveway width shall be limited to 12 feet for single driveways and 20 feet for shared driveways.

**NCOD context determined setbacks for this property:**

Primary Street Setback Range: 31.97' – 39.05'

Existing Primary Street Setback for subject property: 20.4'

Side Yard Setback Range: 4.35' – 8'.

Existing Side Yard Setbacks for subject property: 3.9' on North, 13.2' on South

**Residential-6:**

<b><u>Yard Type</u></b>	<b><u>Minimum Setback</u></b>
Primary Street	10'
Side Street	10'
Side	5'
Sum of Sides	15'
Rear	20'





# Planning & Development

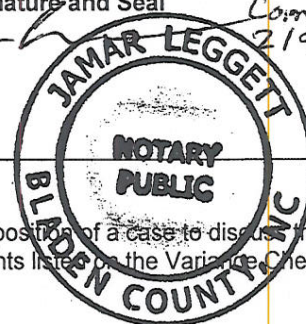
Development Services  
Customer Service Center  
One Exchange Plaza  
1 Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-996-2495  
Fax 919-516-2685

## Variance Application

A-38-15

		OFFICE USE ONLY
Nature of variance request (Submit addendum on separate sheet, if more space is needed.) See attached "Exhibit A"		Transaction Number
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.		

GENERAL INFORMATION			
Property Address 115 W. Park Dr, Raleigh NC 27605		Date 5/6/15	
Property PIN 1704109504	Current Zoning R-6		
Nearest Intersection W. Park & College		Property size (in acres) .19	
Property Owner Spencer & Kim Meymandi 115 W. Park Dr. Raleigh NC 27605		Phone 919-412-1945	Fax 919-821-5237
		Email Kmeymandi@icloud.com	
Project Contact Person Spencer & Kim Meymandi 115 W. Park Dr. Raleigh NC 27605		Phone 919-412-1945	Fax 919-821-5237
		Email Kmeymandi@icloud.com	
Property Owner Signature 		Email Spencer@adsinfinitem.com	
Notary Sworn and subscribed before me this 8 <sup>th</sup> day of May, 2015		Notary Signature and Seal  Commission Expires: 2/9/2019	



It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A variance application will not be considered complete until all required submittal components listed on the Variance Checklist have been received and approved.



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## Variance Intake Requirements

TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements – Variance</b>					
1. I have referenced the <b>Variance Checklist</b> and by using this as a guide, it will ensure that the application is processed in a timely manner	<input checked="" type="checkbox"/>				
2. Variance application review fee (see <b>Development Fee Schedule</b> for rate)	<input checked="" type="checkbox"/>				
3. Completed, notarized application signed by the property owner	<input checked="" type="checkbox"/>				
4. One set of stamped envelopes addressed to all property owners within 100 feet of the subject property	<input checked="" type="checkbox"/>				
5. List of all adjacent property owners	<input checked="" type="checkbox"/>				
6. Plot Plan drawn to scale, containing a north arrow, area of lot, location of all existing improvements and use areas, location of proposed improvements, location of any constraints such as flood plain area, tree conservation area, buffer yards, easements, and sight distance triangles	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. If the variance request involves a structure, sign or fence, architectural elevations must be submitted	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. If the property has been cited by a Code Enforcement Officer, include a copy of the citation	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
9. Is variance needed to legalize an existing improvement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>			





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## Variance Checklist

TO BE COMPLETED BY APPLICANT	YES	N/A
<b>PRE-SUBMITTAL REQUIREMENTS</b>		
1. Pre-Application Conference with staff	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Completed Variance Intake Requirements sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Variance applications shall be submitted to the Zoning Division, 4 <sup>th</sup> floor of One Exchange Plaza	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>VARIANCE REQUIREMENTS</b>		
1. The property owner must be the applicant.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. A signed, notarized application and submittal fee are required.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The applicant must submit stamped envelopes addressed to the property owners within 100 feet of the subject property. City staff will mail the public hearing notices.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The Board of Adjustment conducts a quasi-judicial hearing. You may not contact the Board members once the application has been filed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. The Board of Adjustment is not empowered to modify zoning lines or grant a use variance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. The Board of Adjustment may attach conditions of approval to a variance to protect surrounding properties.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. City Staff will place a public hearing sign on the subject property. The sign must be prominently displayed on the property for at least ten days before the hearing. The property owner is responsible for maintaining the sign during this ten day period. The owner must return the sign to city staff within three days of the hearing. The owner will be charged \$45 for any sign not returned.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>VARIANCE CONSIDERATIONS</b>		
The Board of Adjustment will review all variance requests against the following showings:		
1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made from the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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Fax 919-516-2685

## Pre-Application Conference

This form must be provided at the time of formal submittal.

Process Type	
<input checked="" type="checkbox"/>	Board of Adjustment (Contact: <u>Eric Hodge</u> ) 919-996-2639 / <u>Eric.Hodge@raleighnc.gov</u>
<input type="checkbox"/>	Comprehensive Plan Amendment (Contact: <u>Dan Becker</u> )
<input type="checkbox"/>	Rezoning (Contact: <u>DeShele Sumpter</u> )
<input type="checkbox"/>	Site Review* (Contact: <u>Stacy Barbour</u> )
<input type="checkbox"/>	Subdivision (Contact: <u>Christine Darges</u> )
<input type="checkbox"/>	Subdivision (Exempt) (Contact: <u>Peggy Goodson</u> )
<input type="checkbox"/>	Text Change (Contact: <u>Travis Crane</u> )

\* Optional conference

GENERAL INFORMATION	
Date Submitted	5/10/15
Applicant(s) Name	Spencer - Kim Maymandi
Phone	919-412-1945 / 919-412-1900
Email	Spencer@adsinfinite.com / kmeymandi@icloud.com
Property PIN #	1704109504
Site Address / Location	115 W. Park Dr. Raleigh NC 27605
Current Zoning	R-6
Additional Information (if needed)	

FOR OFFICE USE ONLY	
Transaction #	
Date of Pre-Application Conference	
Staff Signature	



## Exhibit A-Nature of Variance Request

### I. Summary of Request

Spencer and Kim Meymandi, owners of 115 W Park Drive, respectfully request variances to (i) legalize the existing dwelling, (ii) permit an addition to the existing dwelling. The proposed addition is a two-story addition off the rear of the existing dwelling, which will constitute approximately 33% more than the gross floor area of the existing. As shown on the survey filed with this petition, the addition to the rear of the existing dwelling will be stepped back on both the northern and southern sides of the existing dwelling. In addition to the survey of existing conditions, a survey of proposed conditions, existing elevations, elevations showing the proposed addition, floor plans of the existing structure and floor plans showing the proposed addition are provided with this petition.

The property is zoned Residential-6 with a Neighborhood Conservation Overlay District (Cameron Park).

According to UDO section 2.2.1., the Residential-6 district provides for a minimum front yard setback of 10', a minimum side yard setback of 5', a minimum aggregate side yard setback of 15'. However, according to UDO section 5.4.3.F, the regulations of the Neighborhood Conservation Overlay District control over the base zoning district regulations. Yet, section 5.4.3.A.2. states that a structure existing as of the date of the application of the Neighborhood Conservation Overlay District shall not be deemed nonconforming solely because of the overlay district.

Section 5.4.3.F.2. sets forth the regulations for the Cameron Park neighborhood. Section 5.4.3.F.ii. states that the front yard setback shall be within 10% of the average front yard setback of the houses on the same block face. Section 5.4.3.F.2.iii. states that the side yard setback shall be within 5 feet of the average side yard setback and corner side

yard setback of other properties on the block face, but no less than 5 feet. Finally, Section 5.4.3.A.3. states that an expansion to an existing structure must comply with the Neighborhood Conservation Overlay District standards unless the Board of Adjustment approves a special use permit , but this is limited to expansion of less than 25% of the gross floor area of the existing structure.

The average front yard setback of houses on the same block face is approximately 35.5, and the 10% range for the front yard setback is 31.97' to 39.05'. The front yard setback of the existing dwelling on the property is approximately 20.4'. The average side yard setback and corner side yard setback of other properties on the block face is approximately 6.175' and the side yard setback range is 4.35' and 8'. The side yard setbacks of the existing dwelling on the property are 3.9' (North) and 13.2' (South).

In order to legalize the existing dwelling, the property owners are requesting a 12' variance to the front yard setback and a 1' variance to the side yard (North) setback to permit a 4.9' side yard (North) setback.

In order to permit an addition to the existing dwelling, the property owners are requesting a variance to UDO section 5.4.3.A.3. to permit an expansion grater than 25% of the total gross floor area of the existing dwelling, a 1' variance to the side yard (North) setback to permit a 4.9' side yard (North) setback and a 12' variance to the front yard to permit a 32.4' front yard setback.

## II. Variance Findings

- A. Unnecessary hardship would result from strict application of the ordinance. Without a variance, the property owners could not construct the proposed two-story addition, which is merely a projection of the main body of the house toward the



rear of the lot. Based on the unusual form of the property, as discussed below, and how the proposed addition interacts with the floor plan of the existing structure, a variance is necessary to permit an addition that can work with the layout of the existing structure.

- B. The hardship results from conditions that are peculiar to the property. The property, as shown on the survey provided with this petition, is uncharacteristically narrow. Also, the existing structure is located within the side yard setbacks imposed by the Neighborhood Conservation Overlay District. Given the narrowness of the lot, only a very narrow addition could be constructed that complies with the side yard setback range for this block face.
- C. The hardship does not result from actions taken by the property owner. As noted above, the hardship is a result of the peculiar property dimensions, the location of the existing structure, and the layout of the existing structure.
- D. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved. The spirit, purpose and intent of the Neighborhood Conservation Overlay District is to ensure redevelopment of properties and additions to existing structures occur in context with the surrounding built environment. Importantly, the Neighborhood Conservation Overlay District standards acknowledge that the dimensions of structures existing prior to the application of the regulations are in context with the surrounding built environment. The proposed addition to the existing dwelling does not encroach into the side yard setback areas any more than the existing structure. In fact, on both the south and north sides of the structure, the addition is setback from the property lines farther than the existing dwelling. Additionally, the proposed addition does not deviate stylistically from the existing architecture and will enhance the appearance of the property

and contribute to the neighborhood built environment. Finally, public safety is secured by maintaining and enhancing the side yard setbacks and substantial justice is achieved by permitting an addition in context with the surrounding built environment.



## Setback Summary Charts

Houses on the 100 block of W Park Drive	Front Yard Setback
Hicks House-117 W Park Drive	27.41
Oates House-119 W Park Drive	36.18
Lowe House-121 W Park Drive	43
Thornton House-123 W Park Drive	35.5
Average	35.5

Thus, the front yard setback for 115 W Park Drive must be between  
31.97' and 39.05'

At 115 W Park Drive, the Meymandis are asking for a 12' variance to the  
front yard setback to legalize the existing dwelling.

Houses on the 100 block of W Park Drive	South-Side Setback	North-Side Setback
Hicks House-117 W Park Drive	7.8'	5.4'
Oates House-119 W Park Drive	9.4'	5'
Lowe House-121 W Park Drive	5.3'	1'
Thornton House-123 W Park Drive	9.7'	6'
Averages	8'	4.35'
Total Setback Average	6.175'	

Thus, the side yard setbacks of 115 W Park Drive must be between 4.35' and 8'

At 115 W Park Drive, the Meymandis are asking for a 1' variance to the northern side yard setback to legalize the existing dwelling.

# Survey of Existing Conditions

SUBJECT PROPERTY: IS ☐ IS NOT ☒ LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER \_\_\_\_\_ ZONE \_\_\_\_\_

REF. NORTH  
DB 2632 P. 793

VICINITY MAP  
HILLSBOROUGH ST.  
W. PARK DR.  
SITE

LOT 14  
LOT 5  
LOT 6

15' ALLEY  
15' ALLEY  
15' ALLEY

161' 34" 46" W. 132.32'  
161' 34" 46" W. 132.32'  
161' 34" 46" W. 132.32'

10' 3" TO R/W OF  
HILLSBOROUGH ST.

2' CONC. SIDEWALK

38' 53" 32" W. 61.00'

W. PARK DR.

DEED REF.  
DB 2632 P. 793

CAMERON PARK PROPERTY  
RALEIGH, WAKE CO., N.C.

AREA BY COORD. COMP  
FIELD CLOSURE 1:27.268  
NO NECESS. MARK WITHIN 2000'

LEGEND  
EIP EXISTING IRON PIPE  
SIP NEW IRON PIPE  
MOM MONUMENT  
P/P PARALLEL RAILROAD NAIL  
MH MANHOLE  
PP POWER POLE  
R/W RIGHT OF WAY  
C CENTER LINE

LOT 5 BLOCK 13 NOT FOR RECORDING, INFORMATION FOUND  
RECORDED IN BOOK OF MAPS 1885 VOL. PAGE 142 WAKE COUNTY, N.C.

I, HENRY M. WEBSTER, HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT THE BUILDINGS LIE WHOLLY ON THE LOT AND THAT THERE ARE NO ENCROACHMENTS OR UNLAWFUL DOINGS ON SAID LOT UNLESS OTHERWISE NOTED.

SURVEY FOR  
SPENCER MEYMANDI &  
KIMBERLY MEYMANDI  
115 W. PARK DR., RALEIGH, N.C.

SCALE  
1" = 30'  
5.25.03  
41.03

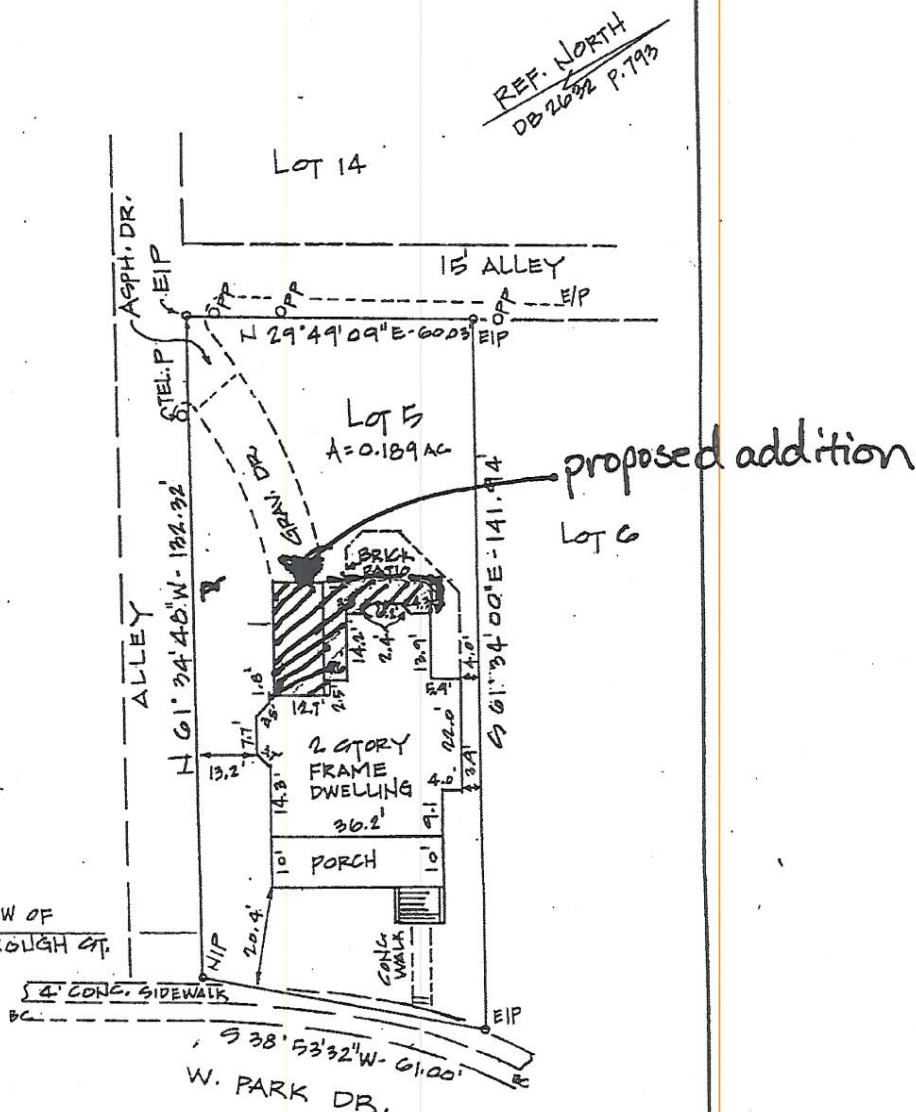
HENRY M. WEBSTER, PLS  
PROFESSIONAL LAND SURVEYOR  
PO BOX 6174 RALEIGH, N.C. 27628

PROFESSIONAL  
SEAL  
HENRY M. WEBSTER  
PLS  
NO. 1885  
DATE 5-25-03  
BY 41-03

DUNCAN-PARNELL, INC. 704-744-1111 709 1057-922

# Survey of Proposed Conditions

SUBJECT PROPERTY: IS ☐ IS NOT ☒ LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON  
FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP ( F.I.R.M.)  
NUMBER \_\_\_\_\_ ZONE \_\_\_\_\_



DEED REF.  
DB 2632 P. 793

CAMERON PARK PROPERTY  
RALEIGH, WAKE CO., N.C.

AREA BY COORD. COMP  
FIELD CLOSURE 1:27 268  
NO NCSS MONIL WITHIN 2000'

LEGEND  
EIP EXISTING IRON PIPE MH MANHOLE  
NIP NEW IRON PIPE PP POWER POLE  
MON MONUMENT R/W RIGHT OF WAY  
PK PARKER KALON NAIL C CENTER LINE

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NO ENCROACHMENTS OF OTHER BUILDINGS ON  
SAID LOT UNLESS OTHERWISE SHOWN

SURVEY FOR  
SPENCER MEYMANDI &  
KIMBERLY MEYMANDI  
115 W. PARK DR., RALEIGH, N.C.



SCALE  
1 in. = 30 ft.  
DATE  
5-28-03  
FIELD BOOK  
21-03  
HENRY M. WEBSTER, PLS  
PROFESSIONAL LAND SURVEYOR  
P.O. BOX 6174 RALEIGH, N.C. 27628



MEYMANDI RESIDENCE  
115 West Park Drive  
Raleigh, NC

LAURENT DE COMAROND, AIA  
828 GRAHAM STREET  
RALEIGH, NC 27605  
919-889-7060

**MEYMANDI  
RESIDENCE**  
115 West Park Drive  
Raleigh, NC 27605

COVER SHEET

A001

## Index of Drawings

A001	COVER SHEET
A101	FIRST FLOOR PLANS
A102	SECOND FLOOR PLANS
A103	ROOF PLANS
A301	ELEVATIONS
A302	ELEVATIONS
A303	ELEVATIONS

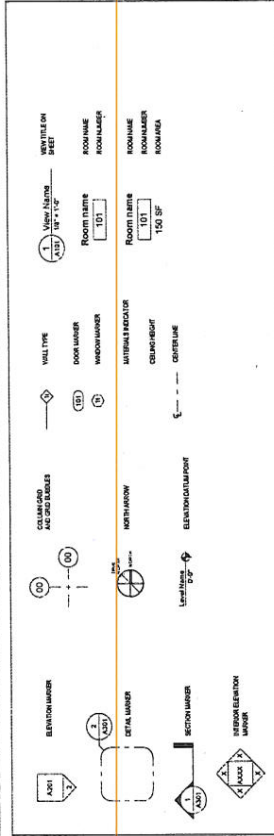
## General Project Notes

1. ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR GUARANTEED TO DO WORK IN THE RESPECTIVE TRADES. A COPY OF THESE PLANS SHALL REMAIN AT THE JOB SITE AND AVAILABLE FOR SCHEDULED INSPECTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING, SUPERVISING AND COORDINATING THE WORK OF ALL SUBCONTRACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SCHEDULE INSPECTIONS. THESE PLANS MEET CURRENT CODE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND SCHEDULE INSPECTIONS BY A BUILDING CODE OFFICIAL.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION REQUIRED FOR THIS PROJECT. THE CONTRACTOR SHALL KEEP THE EXISTING SITE FREE FROM ACCUMULATED WASTE AND TOOLS. THE CONTRACTOR SHALL LEGALLY DISPOSE OF ALL CONSTRUCTION WASTE.
3. THE CONTRACTOR SHALL MAINTAIN LIABILITY INSURANCE FOR THE DURATION OF THE PROJECT. THE OWNER SHALL MAINTAIN THEIR OWN LIABILITY INSURANCE. THE CONTRACTOR SHALL MAINTAIN THEIR OWN LIABILITY INSURANCE. THE CONTRACTOR SHALL MAINTAIN THEIR OWN LIABILITY INSURANCE. THE CONTRACTOR SHALL MAINTAIN THEIR OWN LIABILITY INSURANCE.
4. NO PART OF THE PROJECT SHALL BE CONSIDERED COMPLETE UNTIL THE ENTIRE STRUCTURE. ACCESS TO THE PROJECT SITE SHALL BE MAINTAINED TO THE OWNER, ARCHITECT, ENGINEER, INSPECTOR, AND CONTRACTOR PERSONNEL.
5. PURSUING HVAC & ELECTRICAL PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED, ALL PLUMBING, HVAC & ELECTRICAL WORK SHALL MEET CURRENT CODE REQUIREMENTS.
6. DRAWINGS SHALL, NOT BE SCALED, WRITTEN DIMENSIONS AND NOTES HAVE PRECEDENCE OVER SCALED CONDITIONS. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND FIELD VERIFIED DIMENSIONS.
7. THERE SHALL BE NO SMOKING ON THE CONSTRUCTION SITE. THE CONTRACTOR SHALL DESIGNATE A SMOKING AREA ON THE PROPERTY BEFORE CONSTRUCTION BEGINS. THE SMOKING AREA SHALL BE PROVIDED WITH PROPER CONTAINERS FOR EXTINGUISHING CIGARETTES.

## Abbreviations

[illegible]

## Symbols Legend



Elevations of Existing & Proposed Structure  
Along with Floor Plan











ALBERT DE COMARNA

115 West Park Drive  
Raleigh, NC 27605

A301

----- REMOVE & RELOCATE WINDOW

ETH E

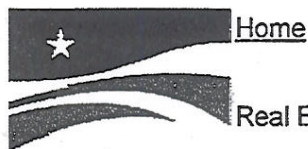
THE OFFICIAL JOURNAL

**ЭНД**







[Home](#)

## Wake County Real Estate Data Account Summary

[iMaps](#)[Tax Bills](#)

Real Estate ID 0060610 PIN # 1704109504

**WAKE  
COUNTY**
Location Address  
115 W PARK DRProperty Description  
LO5 CAMERON PARK BL13Account  
Search
[Pin/Parcel History](#) [Search Results](#) [New Search](#)
[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

For real estate accounts created or new construction built after January 1, 2015: Property values are under review for tax year 2016. Land and building values on these properties will reflect an assessment based on the January 1, 2008 Schedule of Values until late 2015 or early 2016 at which time the January 1, 2016 revaluation values for both land and buildings will be available.

Property Owner <b>MEYMANDI, SPENCER S &amp; KIMBERLY F</b> Use the Deeds tab above to view any additional owners		Owner's Mailing Address <b>115 W PARK DR RALEIGH NC 27605-1737</b>	Property Location Address <b>115 W PARK DR RALEIGH NC 27605-1737</b>
<b>Administrative Data</b> Old Map # <b>D018-D0073-0010</b> Map/Scale <b>1704 17</b> VCS <b>01RA300</b> City <b>RALEIGH</b> Fire District Township <b>RALEIGH</b> Land Class <b>R-&lt;10-HS</b> ETJ <b>RA</b> Spec Dist(s) Zoning <b>R-6</b> History ID 1 History ID 2 Acreage <b>.19</b> Permit Date Permit #		<b>Transfer Information</b> Deed Date <b>6/6/2003</b> Book & Page <b>10179 1130</b> Revenue Stamps <b>900.00</b> Pkg Sale Date <b>6/6/2003</b> Pkg Sale Price <b>\$450,000</b> Land Sale Date Land Sale Price  <b>Improvement Summary</b> Total Units <b>1</b> Recycle Units <b>1</b> Apt/SC Sqft Heated Area <b>2,820</b>	<b>Assessed Value</b> Land Value <b>\$319,800</b> Assessed Bldg. Value <b>\$301,747</b> Assessed  Tax Relief  Land Use Value Use Value Deferment Historic Deferment Total Deferred Value  Use/Hist/Tax Relief Assessed Total Value <b>\$621,547</b> Assessed*

\*Wake County assessed building and land values reflect the market value as of January 1, 2008, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2008 values will remain in effect until the next county-wide revaluation, which begins January 1, 2016. Until that time, any real estate accounts created or new construction built is assessed according to the 2008 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Revenue Department at [RevHelp@wakegov.com](mailto:RevHelp@wakegov.com) or call 919-856-5400.

Real Estate ID 0060610

PIN # 1704109504

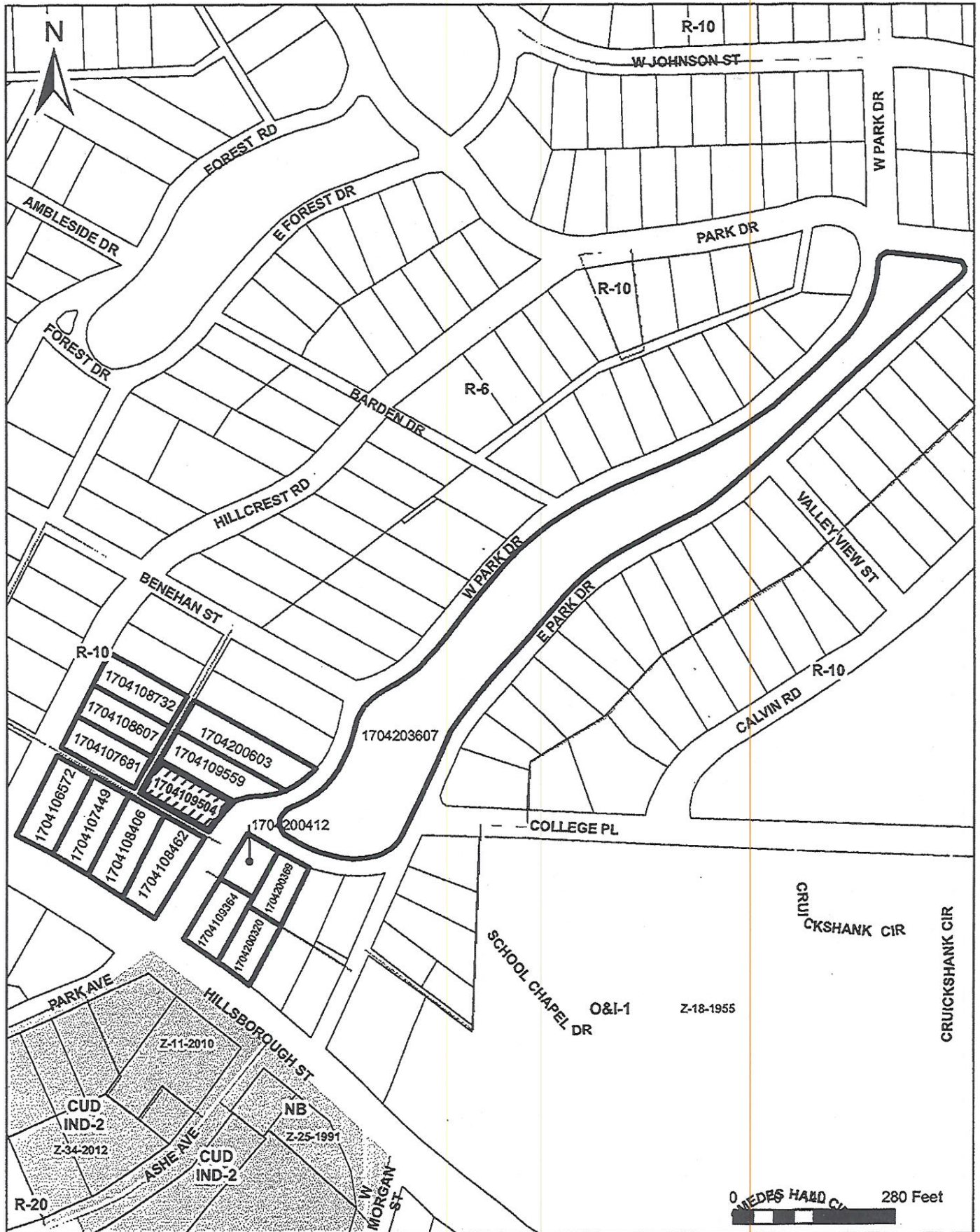
Location Address  
115 W PARK DRProperty Description  
LO5 CAMERON PARK BL13Account  
Search[Pin/Parcel History](#) [Search Results](#) [New Search](#)[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Building Location Address		Building Description		Card 01 Of 01	
115 W PARK DR		01RA300			
Bldg Type	01 Single Family	Year Blt	1910	Eff Year	1980
Units	1	Addns	1987	Remod	1978
Heated Area	2,820	Int. Adjust.	BSMT- Unfinished		
Story Height	2 Story				
Style	Conventional				
Basement	Full Basement	Other	One Fireplace		
Exterior	Aluminum Vinyl	Features			
Const Type					
Heating	Central				
Air Cond	Central				
Plumbing	3 BATH				
		Base Bldg Value		\$203,868	
		Grade		A+20 173%	
		Cond %		B 79%	
		Market Adj.		H 90%	
		Market Adj.		F 120%	
		Accrued %		85%	
		Incomplete Code			
		Card 01 Value		\$301,747	
		All Other Cards			
		Land Value Assessed		\$319,800	
		Total Value Assessed		\$621,547	

Main and Addition Summary					Other Improvements				
Story	Type	Code	Area	Inc	Units	DesItem	Code Year	% Inc	Value
M	2	ALVY/FB	1080						
A	1	SFR	33		11X24	SF CARPORT	0158 1987	ADJ 20	830
B	2	SFR	238						
C	1	SFR	135						
D		OP	360						
E	1	SFR	16						
F		OP	39						
G									
H									

Building Sketch		Photograph	
1SFR		2/18/2013	
		0060610 02/18/2013	





115 West Park Drive





1704109504  
MEYMANDI, SPENCER S MEYMANDI,  
KIMBERLY F  
115 W PARK DR  
RALEIGH NC 27605-1737

1704107681  
BAGWELL, ANDREW M BAGWELL, NICOLE  
ANGELIQUE BAKER  
116 HILLCREST RD  
RALEIGH NC 27605-1718

1704108607  
SIEGEL, ANNE J WATSON, JERRY L  
118 HILLCREST RD  
RALEIGH NC 27605-1718

1704109559  
HICKS, RICHARD E HICKS, TIKA J  
117 W PARK DR  
RALEIGH NC 27605-1737

1704200412  
SMITH, RACHEL R SMITH, STEPHEN T  
1313 COLLEGE PL  
RALEIGH NC 27605-1804

1704106572  
EDIFICE COMPLEX LLC  
5201 KINGSTON PIKE STE 6-125  
KNOXVILLE TN 37919-5026

1704108406  
WHITE, HUGH GLENN III CYNTHIA ANNE  
WHITE TRUST  
1009 SCHIEFFELIN RD  
APEX NC 27502-1777

1704108732  
HOPPES, IAN D. HOPPES, EMILY T.  
120 HILLCREST RD  
RALEIGH NC 27605-1718

1704200320  
VAN, DYK THEODORE N VAN, PAMELA B  
217 HAWTHORNE RD  
RALEIGH NC 27605-1634

1704200603  
OATES, JOHN F JR HANBURY, MARY  
RUFFIN  
123 W PARK DR  
RALEIGH NC 27605-1737

1704107449  
NORTH CAROLINA STATE AFL-CIO  
PO BOX 10805  
RALEIGH NC 27605-0805

1704108462  
FIRST CHURCH OF CHRIST SCIENTISTS  
1404 HILLSBOROUGH ST  
RALEIGH NC 27605-1829

1704109364  
ADAMS-TERRY REALTY COMPANY  
1310 HILLSBOROUGH ST  
RALEIGH NC 27605-1827

1704200369  
SEIBERT, JOHN H SEIBERT, JULIE H  
1309 COLLEGE PL  
RALEIGH NC 27605-1804

1704203607  
RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590